



DEVELOPMENT SERVICES

CITY OF FRISCO

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6101 FRISCO SQUARE BLVD. 3RD FLOOR  
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WWW.FRISCOTEXAS.GOV

## RESIDENTIAL - INSPECTION CHECKLIST & GUIDE

The Residential Builder Inspection Checklist & Guideline is created to help Residential Builders and their Job Superintendents who work at job sites. The Residential Inspection Checklist & Guideline provides job site requirements, including the website location codes and ordinances, and standards of dwellings under construction.

### BUSINESS HOURS

Building Inspections' office hours are 8am-5pm, M-F, excluding City-approved holidays. The office is located at 6101 Frisco Square Blvd., 3<sup>rd</sup> Floor, Frisco, Texas 75034. Please visit the guest lobby, contact a Representative at (972) 292-5301 or email [bldginsp@friscotexas.gov](mailto:bldginsp@friscotexas.gov) if you have building-related questions.

### INSPECTION REQUESTS

Inspections must be ready when requested or a Red Tag will be issued. Repeated inspections requested when not ready and/or previously failed (red tagged) items not corrected will result with a 24-hour suspension of inspections (i.e., Monday's red tag states "24-hour suspension, re-inspection not available until Wednesday"). Each Building Inspector will have discretion based on the severity or number of violations. Inspection(s) will be made within twenty-four (24) hours of an inspection request. Telephonic inspection request cut-off time is 8pm the prior evening. On-line inspection request cut-off time is 7am on the requesting inspection day. Building Inspections cannot accommodate scheduled inspection times due to workload and ever-changing locations of inspections.

- **TELEPHONIC / CALL-IN INSPECTION REQUEST(S):** (972) 292-5386. Cut-off time for telephonic requests is 8pm of the prior evening. You must provide the following information in the order listed below.
  - Building Permit Number issued
  - Type of inspection (i.e., T-pole)
  - Physical (street) address
    - **Note:** If you elect to schedule multiple inspections, please say '*multiple inspections*' at the beginning of the telephonic request. If requesting more than five (5) inspections, please use the internet feature at <https://etrakit.friscotexas.gov/>.
    - **Note:** If you receive a 'busy signal' or other technical challenges, please re-dial. If you call and hear the line continuously ring, inspection requests are currently being removed from the message center. If this occurs, you will need to call back later or the next day.
- **INTERNET / ON-LINE INSPECTION REQUEST(S):** On-line inspection requests require issuance of a PIN Number prior to inspection requests via the internet <https://etrakit.friscotexas.gov/>. Cut-off time for internet / on-line requests is 7am the day of the requesting inspection. Builders who elect this feature will need to obtain a PIN Number. To obtain a PIN Number, please visit a Representative 'in person' located at 6101 Frisco Square Blvd. 3<sup>rd</sup> Floor.

To access the on-line inspection request(s) feature a Builder will need to do the following:

- Select company name from the drop-down menu list
- Enter the Builder's assigned PIN Number,
- Select 'Sign On',

- Search by Permit Number, Site APN (Tax Parcel Number), or Site Address. (The best way to locate a specific Permit is the scan all active permits.),
- Locate Permit Number or Site Address, select the 'Inspection Request' tab, then
- Select the Inspection Type, along with any remarks and enter an email address.
- The Inspection Request confirmation will be sent via email to the email address provided.

Important: Inspection Request features (above) do not accept messages. Builders with concerns need to contact the Building Inspector who initialed and issued a Red Tag. To contact a Building Inspector, please reference the list (below).

### **CANCELATION REQUESTS & CONTACT INFORMATION**

To **cancel** a requested inspection, please contact the assigned Building Inspector via their cell phone or leave a visible note in front of the permit package. You may also elect to contact a Chief Inspector.

To cancel Camera and/or Right-of-Way inspections, please call Public Works at (214) 837-9603. All residential inspections that are failed / denied are issued a 'Not Acceptable' notice (aka 'red tags').

NAME	CELL PHONE	TITLE	OFFICE
Steve Covington		Chief Building Official	(972) 292-5330
Phillip Climer	(972) 670-8061	Asst. Chief Building Official	(972) 292-5338
Jeff Blake	(972) 670-4375	Chief Electrical Inspector	(972) 292-5375
Michael Crain	(972) 670-4445	Chief Building Inspector	(972) 292-5325
Gilbert Urvina	(972) 670-4359	Chief Plumbing Inspector	(972) 292-5329
Charles Kirk	(972) 670-4291	Plumbing Inspector	(972) 292-5326
Chris Whitson	(972) 670-4325	Building Inspector	(972) 292-5327
Ken Huston	(214) 385-0918	Plumbing Inspector	(972) 292-5392
Ginny Queen	(972) 670-4541	Building Inspector	(972) 292-5349
Glenn Sheffield	(972) 670-4366	Building Inspector	(972) 292-5332
James D Smith	(469) 446-6369	Building Inspector	(972) 292-5767
James Shelton	(972) 670-4392	Building Inspector	(972) 292-5341
Jeff Reed	(469) 446-6365	Building Inspector	(972) 292-5345
Jeffrey Harrell	(972) 670-3656	Plumbing Inspector	(972) 292-5334
Kevin Tucker	(972) 670-4466	Building Inspector	(972) 292-5337
Johnny Williamson	(972) 854-9117	Plumbing Inspector	(972) 292-5328
Robert Thomas	(972) 670-4733	Building Inspector	(972) 292-5336
Terri Brown	(972) 880-5746	Building Inspector	(972) 292-5348
Tom Wheeler	(972) 670-4666	Building Inspector	(972) 292-5342
Tony Casey	(972) 670-4679	Plumbing Inspector	(972) 292-5343
Andrew Edwards	(972) 670-3069	Building Inspector/MFAM	(972) 292-5339

Cell numbers are available to help builders contact Building Inspectors to resolve building issues, inquire code specifications, and red tag items. Please do not contact Building Inspectors via cell phones to find out who is



assigned an inspection or schedule an inspection time. The Building Inspector is the initial contact. The next contact is a Chief Inspector. If your concern does not resolve a building-related challenge, please contact Phillip Climer, Assistant Chief Building Official at (972) 670-8061 or email to [pclimer@friscotexas.gov](mailto:pclimer@friscotexas.gov).

### ASSESSED FEE(S)

Each 'Not Acceptable' notice is assessed a \$30.00 re-inspection fee for failed residential inspections. Inspections will be suspended when a Builder has \$120 (or more) accrued in unpaid re-inspection fees. Inspections will resume when the fee(s) are paid.

### CHALLENGES / DISPUTES

Please contact any of the staff members (below) if there is a concern that requires attention.

Chief Building Inspector	Michael Crain	<a href="mailto:mcrain@friscotexas.gov">mcrain@friscotexas.gov</a>	972.292.5325
Chief Plumbing Inspector	Gilbert Urvina	<a href="mailto:gurvina@friscotexas.gov">gurvina@friscotexas.gov</a>	972.292.5329
Chief Electrical Inspector	Jeff Blake	<a href="mailto:jblake@friscotexas.gov">jblake@friscotexas.gov</a>	972.292.5375
Asst Chief Building Official	Phillip Climer	<a href="mailto:pclimer@friscotexas.gov">pclimer@friscotexas.gov</a>	972.292.5338
Chief Building Official	Steve Covington	<a href="mailto:scovington@friscotexas.gov">scovington@friscotexas.gov</a>	972.292.5330

### BUILDING CODES & BUILDING –RELATED ORDINANCES

All residential construction must adhere to the following building-related codes, including local amendments. Below is a list of the building codes for your perusal. The codes are also available by visiting the City's website at [www.friscotexas.gov/building](http://www.friscotexas.gov/building) then select "Adopted Codes" (located on the left-hand side of the webpage).

CODES / ORDINANCE(S)	ORDINANCE NUMBER
2006 International Residential Code®, with local amendments	08-01-12
2005 National Electrical Code®, with local amendments	08-01-10
2006 International Building Code®, with local amendments	08-04-40
2006 International Mechanical Code®, with local amendments	08-01-11
2006 International Plumbing Code®, with local amendments	08-01-09
2006 International Fuel / Gas code®, with local amendments	08-01-08
2006 International Fire Code®, with local amendments	08-04-39
2009 International Energy Conservation Code® (State Standards)	
2006 International Property Maintenance Code®, with local amendments	08-01-05
Erosion Control Ordinance	89-04-02
Green Building Ordinance (Commercial)	06-10-110
Green Building Ordinance (Residential)	06-10-111
Nuisance / Site Maintenance Ordinance	01-09-62
City of Frisco Comprehensive Zoning Ordinance	
City of Frisco Subdivision Regulation Ordinance	

All applicable subsequent supplements to the International Codes will apply.

ACI Manual of concrete practice ACI-318

Book of ASTM Standards, Volume 04.02, Concrete and Aggregates

Post Tension Institute Construction & Maintenance Practices

All applicable City of Frisco adopted ordinances

### BUILDING / JOB SITE REQUIREMENTS

Nuisance Ordinance 01-09-62 and Erosion Control Ordinance 89-04-02 provides maintenance requirements for a Builder's job site. Below is a list of requirements of a job site under construction.

- On-site construction workers at a job site M-F, 7am until 10pm. Saturday working hours are 8am until 7pm. No exception to on-site construction workers after initial subdivision occupancy.

- Water meter box must be set to grade level and exposed before the Public Works Department will install the water meter. The water meter box cannot be located in sidewalk or driveway paving. The water meter box must remain exposed through the Building Final / CO Inspection. The Public Works Department telephone number is (972) 292-5800.
- Construction debris must be kept out of street and alleys, including adjacent properties (whether vacant, under construction or occupied). This includes 'blowing' debris. Building Inspectors may place a 'Stop Work Order' at the job site, as well as refuse inspections.
- Streets and alleys must remain clean from mud, dirt, trash, and other debris at all times.
- No construction items, landscape, piles of sand/dirt/bricks, etc. may be located within any street, alley or other right-of-way. Storage of construction items in a right-of-way is a hazard and an offense. Building Inspectors may place a 'Stop Work Order' at the job site and/or citations may be issued for construction materials in the street (right-of-way).
- Construction-related materials must be stored / placed ten (10) feet from back of curb to ensure all materials are on the job site and out of the right-of-way.
- On-site, portable sanitation facilities must be provided at time of initial construction activities and must be serviced. One (1) sanitation facility per five (5) building sites is required and must not exceed 200 feet walking distance between each sanitation facility.
- Site identification (address), including the lot and block must be visible from the street (not alley).
- Trash receptacles / containers on each job site are required and must be emptied and/or replaced when filled.
- Erosion control for each job site and must be maintained throughout the construction process. Building Inspectors may require additional erosion control.
- Clean, cleared, safe path to the job site / inspection is required at all times.
- The Builder will ensure a 'concrete wash out area' is centrally located within the same subdivision on a parcel that they own and maintain. The Builder will direct their concrete supplier's truck driver to the builder-designated 'concrete wash-out area' to comply with Environmental Protection Agency (EPA) standards. The Builder will ensure the designated 'concrete wash out area' lot is maintained and will ensure the parcel is returned to a future building site near completion of the subdivision's build out. (See 'Builders Designated Subdivision Wash-out Pit' drawing for further requirements.)

## INSPECTION SEQUENCE & TYPES

Required inspection types and the order the inspections are to be completed are important, unless otherwise stated herein. Every job site must be inspected daily by the Builder to ensure all debris is contained. Blowing debris and trash not contained at a job site will result with denied inspections. A 'Stop Work Order' will be issued for repeat offenses and/or if the job site is not compliant.

**The approved Permit Packet, including the Placard, must be posted at the job site in plain view.**

Following is the list of inspections required 'in order' for residential construction that must be completed.

1	T-pole	9	Insulation
2	Plumbing rough-in	10	Drywall
3	Slab	11	Brick ties / wall ties
4	Sewer camera (automatically scheduled after 'passing' slab inspection)	12	Electrical final
5	Flatwork	13	Plumbing final
6	Plumbing top out and mechanical rough	14	Utility right-of-way (call 214-837-9603 to cancel)
7	Electrical rough	15	Certificate of Occupancy (CO) Building final
8	2nds framing		

A set of the approved Engineered Plans must be available at the job site, as well as all previous inspection tags (results), passed or failed. The inspection tags (results) must be together in the front of the Permit Packet.

## REFERENCE LOCATIONS

Construction requirements are available within the Building & Model Codes and Ordinances. Following are reference locations for the most-common inspection types.

### T-POLE – Does not have to be the first inspection

- Proper bracing E3304.7, E3304.9
- Properly grounded E3507.1
- 220 and 110 receptacles GFI protected E3802.3
- Enclosure not weatherproof E3901.7
- Rusted, burnt, loose wires/clamps in meter can E3304.6

### PLUMBING ROUGH – Form survey / building setback encroachments / finished floor street and alley elevation. (Form survey requires elevation at alley / street and anticipated driveway slope; maximum slope is twelve (12%) percent.)

- Plumbing exposure for inspection P2503.2
- Gas tracer wire / size / color G2415.9
- Gas union properly wrapped G2415.8
- CT adapter at change in material P3003.4.2
- Minimum depth of services 12" P2603.6, P2603.6.1
- Sanitary not properly vented P3101.2.1
- Back fall / no fall on sanitary sewer P3005.6 P3112.2
- Water service minimum  $\frac{3}{4}$ " P2903.7
- Minimum building sewer size 4" P3004.1
- Valve not installed / not full port P2903.9.1
- Yard / double clean-outs not installed P3005.2.7
- Hot water not insulated IPC 607.2
- No plastic in water service P2904.4.2 (amended)
- Trap arm too long / excessive fall P3105.1
- Incorrect sanitary sewer fitting used P3005.1
- Flux used does not comply with ASTM B 813 P2904.13
- Under slab joints in copper properly brazed P2904.15
- PRV must be located outside with valve to service P2903.3.1
- Plumbing water, gas, sanitary systems on test P2503, P2503.5.1
- Water service not sleeved over sanitary ditch P2904.4.2 (amended)
- Island / foot vent not properly installed P3112.2, P3112.3 (amended)
- Gas / sanitary / water lines properly bedded G2415.10, P2604.1, P2605.1 (2)

### SLAB – Per ACI Manual of Concrete and Post Tension Institute Practices and International Residential Code

- Beams clear of debris & water R403.1.8 (amended)
- Minimum 4 inches concrete depth top of pads
- Chairs and cables tied
- Cables & rebar placed per approved plans
- Cable ends secured
- Cables chaired off plumbing
- Brick ledge installed
- Tub boxes installed R403.1.8 (amended)
- Cables properly routed and spaced off bottom beams
- Live ends taped ACI Manual

Plumbing sleeved & wrapped P2603.5, P2603.3  
Missing / repair poly on interior pads R506.2.3  
Piers installed per plans / passed pier inspection R401.1.8  
String lines installed for measurement purposes  
Proper building setbacks, top of form elevation, street / alley elevations, driveway slopes information located within the City of Frisco Zoning Ordinance & Subdivision Regulation Ordinance  
'Passed' Engineer's Inspection R403.1.8 (Building Inspections will not accept 'correct & proceed' Engineer tags / results. Engineer's must re-inspect and verify corrections.)  
Proper beam depth and width R403.1 (per Engineer plans R403.1.8 (amended))  
Driveway and yard slope (drop requirements) Maximum slope 12% driveways; 33% yards – Engineering Procedure Manual

**SEWER CAMERA** – The sewer camera inspection is completed by the Public Works Department's personnel. The sewer camera inspection does not need to be requested via the internet or telephonic feature. A sewer camera inspection request is *automatically* generated following an approved Slab inspection. To cancel a sewer camera inspection, call the Public Works Department at (214) 837-9603.

**FLATWORK** – A flatwork inspection may be requested at any time per ACI Manual of Concrete Practice and Frisco Engineering practices.

Sidewalk depth (review plat or PD)  
Sidewalk slope ¼: per foot from PL to curb  
Street / alley joint continued in approach  
Minimum 1 inches of sand  
Reinforcement with #3 rebar at 18 inches on center (each way)  
Rebar chaired above grade  
Smooth dowels installed at expansion boards  
No meter boxes in sidewalk / driveway  
Minimum 5 foot driveway turning radius  
Flatwork area dry; no standing water  
Do not dowel lead walk to curb  
Handicapped ramps installed per Americans with Disabilities Act (ADA) requirements  
Expansion joints at abutting concrete & every 20 feet of sidewalk  
Driveway approach at 8 inches minimum depth within first 12 inches of street then 5 inches minimum depth provided  
Driveway approach with #3 rebar doweled into existing concrete on 18 inch centers placed on compacted sub-grade (no expansion joint at street or alley)

**PLUMBING TOP OUT** – The plumbing top out inspection includes flue pipes on gas-fired appliances.

Waste / vent not properly supported P2605  
Leak on waste / vent 10" of head P2503.4  
Trap arm too long / excessive grade P3105  
Accessibility to clean outs P3005.2.5  
Proper grade on waste/vent P3005.3, P3104.2  
C/O on island & foot vent P3112.3  
No low dry venting P3104.3  
Reaming of copper pipe P2607.1  
Test entire system, hot & cold tied together P2503.6  
Reaming of gas piping P2414.7  
PRV not acceptable in dwelling P2903.3.1 (amended)  
Swing joints prohibited G2415.3  
Gas breakers at manifold G2420.6.3  
Minimum 5' rise on gas vents M1804.2.3

Combustion air for confined locations M1702  
Tubs must be tested to overflow P2503.5.2  
Gas test required on entire system / wrong measurement G2417.4  
Identification of CSST piping (med pressure warning tag) G2412.5 (amended)  
Approved shower pans must be water tested P2503.5.2  
Water heater ignition source not less than 18" P2801.6  
B-vent horizontal not greater than 75% of vertical rise G2427.6.8.2  
Proper clearance from combustibles and B-vents G2427.6.1  
Water heater T & P and pan line cannot terminate on concrete P2803.6.1  
Pan drain required at water heater P2801.5  
Gas vents shall terminate no less than 8' of vertical wall or 2' above roof  
Unions for water heater connections P2904.17.1

## **MECHANICAL ROUGH**

Return plenum properly sealed M1601.1  
Restricted A/C ducts M603.1  
Fresh air intake / gravity & volume damper R1006.2  
Chimney capped R1005  
Exhaust vent terminations 48" minimum from openings into building M1804.2.6  
Refrigerant suction line 1" size or less shall be insulated with ½" minimum insulation, except when length exceed 5' exposed to outdoor air, then it shall be a minimum 1" thickness outdoors NCTCOG amendments Table 503.3.3.1 IRC N1103.5  
Minimum duct insulation shall be in compliance with one (1) of the State of Texas ESL Residential Duct Trade Offs effective 01/23/06 or IRC N1103.3, Energy Star / Green Building will be R-6 insulation  
Flex duct shall be supported every 4' horizontally and 6' vertically, bending radius must not restrict air flow, splice collars are required at duct splices (manufacturer's specifications) M1601.3.2  
Mastic seal all seams and connections of duct work and equipment M1601.3.1 IECC 503.3.3.4 (Tapes not approved for air tight sealing.)  
Main condensate drains shall be tied into a wet drain. Secondary drains must discharge to an obvious location (over doors, windows, patios, etc.) M1411.3  
All exhaust fans shall be vented outside of the building with metal duct work M1501.1, M1505.1  
Dryer vent maximum length is 25 feet, maximum developed length shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend M1501.3 (amended)  
A minimum 24 inch wide x 30 inch high unobstructed, solid catwalk is required from the point of attic entry to the attic furnace service panels and filters NCTCOG amendments, M1305.1.3  
The 'line of travel' distance between the attic entry point and the attic furnace access panels shall not exceed 20 feet M1305.1.3  
A 30" x 30" level, work platform and 30" clear work area are required in front of the attic furnace access and filters M1305.1.3  
A/C condensers must be level and firmly supported 3" above adjoining grade M1401, M1305.1.4.1 (amended)  
Self-closing dampers are required in Green Building furnace fresh air takes IECC 503.3.3.5  
Green Building supply plenums shall not have insulation in the air stream, insulation must be on the exterior of the plenums – Green Building Ordinance  
Gas flue pipes (B-vent) shall not terminate within 8 feet of any vertical wall or similar structure on the roof G2427.6.5  
Environmental exhaust ducts shall not terminate within 36 inches of building openings IMC 502.7.3.6  
Only materials with a flame spread index greater than 200 shall be allowed in the return air duct system (protect all wiring, electric boxes, PCV, OSB, etc) M1601.1 #6  
The Mechanical Start-Up Checklist shall be completed by the A/C company and presented to the Building Inspector at CO inspection M1401.1.1 (amended)



## **ELECTRICAL ROUGH**

- Number of circuits in panel E3603.5
- Romex fanned out at panel E3605.3
- 2-20 amp circuits in kitchen E3603.2
- Check box fill E3805.12
- Proper stapling at boxes Table 3702.1 Footnote 1
- Check required receptacles E3801.2.1
- Sleeve romex ran through brick Table E3701.4
- Sleeve romex in R/As M1601.1 #6
- CWG location E3508.1.1
- No aluminum wire E3306.3 (amended)
- Minimum 12-2 with ground E3306.3 (amended)
- Check arc fault circuits E3802
- Ground at metal boxes (stingers) E3901.5
- Outlet at stair landing E3801.2.2 (1)
- Laundry circuit cannot leave laundry E3603.2
- I.C. rated cans E3904.8
- Fan rated boxes with bond screw E4001.6
- Correct attic lighting E3803.4, E3305.6
- No wire under on on attic decking (catwalk) E3702.2
- Block floor plugs E3805.8
- Check flue and gas lines for bonding E3509.7 (amended)
- All receptacles within 6' of sinks must be GFCI protected E3802.7
- Smoke detectors & carbon monoxide detectors installed R313.1, R313.3 (amended)

**2NDS FRAMING** – Building Inspections does not accept 'correct & proceed' Engineer tags of structural items. Engineer must re-inspect and verify corrections.

- Passed Engineer inspection without pending structural items
- Passed Plumbing Top Out inspection R109.1.2, R109.1.4
- Windows / construction doors installed per manufacturer's instructions
- Windows 'flushed' R703.8
- Poly on brick ledge R703.7.5
- Holes between floors sealed R502.12
- Wind bracing R602.10.3 Table R602.10.1
- Penetrations through slab sealed R320
- Triple green rafters at brick o wood R703.7.2.2
- Interior plates anchored at 36" R403.1.6
- Glass block 1-hour rated on zero side R302.1
- Fire blocking installed R602.8
- Chases draft stopped out of attic / floor space R602.8
- Fireplace flue boxed in attic R8080.1
- 2" x 6" studs at horizontal plumbing R602.10.7
- Attic access required R807.1
- Double studs under double joist R601.2
- Add support under water heaters R501.2
- Roll block floating beam R802.8
- Lateral restraint of joists R802.8
- Treated wood on slab R319.1
- Add support stairs stringers R311.2.1
- Tempered glass at hazardous locations R308.4
- Vaulted ceilings baffled R806.3
- Adequate air hock / soffit vents R806.1, R806.2



Bored Engineered lumber R502.8.2  
Penetrations on '0' side Table R302.1 (amended)  
Solid block OSB wind bracing seams R602.10.7  
Slab bolts, nuts and washers installed correctly R403.1.6  
Nail OSB wind bracing 6" entire perimeter Table R602.3 (1)  
OSB both sides of rafter splice / properly brace rafter after splice R802.3  
Stair rise / runs that are not to code require addition of nosing to stair treads R311.5.3.3  
7 ½" under attic decking / furr vaulted ceilings, R22 insulation required R806.3  
Proper joist and rafter spans Tables R802.4 (1 & 2), R802.5 (1-9), R502.3 (1) and (2)  
Holes & penetrations in exterior sheathing sealed N1102.4, Green Building Ordinance  
Over bored / notched stud / top plate / joist / rafter properly repaired R602.6 (amended R602.6.1)  
Joist properly supported, j-hanger / pressure block R502.6 (hangers properly web stiffened on LPI / TJI joist – Manufacturer's specifications

## **INSULATION**

A house built as 'Green Building' shall conform to the Energy Summary provided by the design Engineer  
Insulation installed in dwellings other than Green Building shall conform to Tables 502.2.4 (1) to 502.2.4 (9) IRC N1101.4.1, N1102.1 (Higher factors are better.)  
No vapor retarder (paper) shall be installed on batts in climate zone 5B 502.1.1  
Vaulted ceilings and under attic decks require a minimum R-22 insulation

## **DRYWALL**

5/8ths 'zero' side Table 302.1  
Correct nail pattern Table R702.3.5  
Ceiling board or 5/8ths joists Table R702.3.5 Note D  
Excessive gaps / broken  
5/8ths in garage that adjoins any living space / under stairs (entire area) R311.2.2 (amended) R309.2

## **BRICK / WALL TIES** – Brick / wall ties can be requested after the 'passed' 2nds inspection.

Clean mortar from behind brick  
Remove every 3<sup>rd</sup> brick bottom row  
Moisture barrier for OSB R703.2  
Protect romex Table E3701.4  
Poly under brick R703.7.5  
Brick ties R703.7.4  
Weep holes R703.7.6, R703.7.2.1

## **ELECTRICAL FINAL** – The electrical final provides the meter release and can be requested following the 'passed' drywall inspection.

Receptacles out of wall / not plated E3902.5  
Panel cover removed E3303.2  
Identify CWG location inside panel  
Indicate neutral with phase tape E3307.1  
Neutral double lugged E3306.9  
Main bonding jumper E3509.2  
Isolate ground & neutral in sub-panel E3808.6  
Loose connection in panel E3306.9  
Sufficient workspace / clearance E3305.1  
A/C condenser fusing E3602.11  
Connect/tight supplemental/CWG ground E3511.3  
Expose CWG R3511.2

Overcut conductors at meter E3306.9  
CWG not within 5 feet of slab E3508.1.1  
Clean panel / busses E3511.5  
Outlet covers missing E3901.11, E3902.5  
Proper connect A/C disconnect E3304.7, E3805.3.2  
Ground Jacuzzi motor with #8 solid E4109.4

**PLUMBING FINAL / GAS FINAL** – The plumbing and gas final inspection is required for meters.

Gas excessive flow valve / meter G2420.6.3 (amended)  
Caulk all fixtures P2705.1  
Hard pipe gas through cabinet / partition G2422.1.2  
Slip joints at tub concealed P2704.1  
Leak at fixtures / missing fixtures P2705.1, P2503.5.2  
Trap primer on floor drain P3201.2  
Exterior plumbing protected from freeze P2603.6  
No test master bath tub P2503.5.2  
Plumbing vents too close to intake air P3103.5  
Improper combustion air G2407  
Dishwasher air gap P2717.1, P2717.2, P2717.3  
Extend clean-outs past masonry P3005.2.5  
Fixture cross connect / improper air gap P2902  
Island fixture venting / clean-outs P3112.1, P3112.3  
Appliance vent clearance(s) manufacturer's listing  
Top / pan drain lines P2801.5.2, P2803.6.1, P2801.5.2  
Mil-wrap / paint exposed gas piping G2415.8, G2415.8.2  
No gas pressure warning tags at both service ends G2412.5 (amended)  
Fire caulk fireplace at log liter manufacture require re-factory to be sealed at log liter penetration  
appliance vents to short G2427.6.5  
Gas valves to appliances, missing / plug / not accessible gas completed to appliances G2417.6.2,  
G2420.1.2, G2420.1.3

**RIGHT-OF-WAY** – The Public Works Department completes right-of-way (sewer camera) inspections. The right-of-way inspection is automatically scheduled following an approved slab inspection. A Builder can cancel a scheduled right-of-way inspection by calling the Public Works Department at (972) 837-9603.

Water meter can centered / level / good condition  
Dirt / debris removed around water meter  
Water meter can lid has hole for auto read attachment  
Water meter is level  
Sod is laid within the right-of-way  
Valves pads must be 2 feet x 2 feet  
Valves & valve pads uncovered and at grade level  
Valve stack centered over square nut valve  
Sewer manhole & clean-outs uncovered and grade level

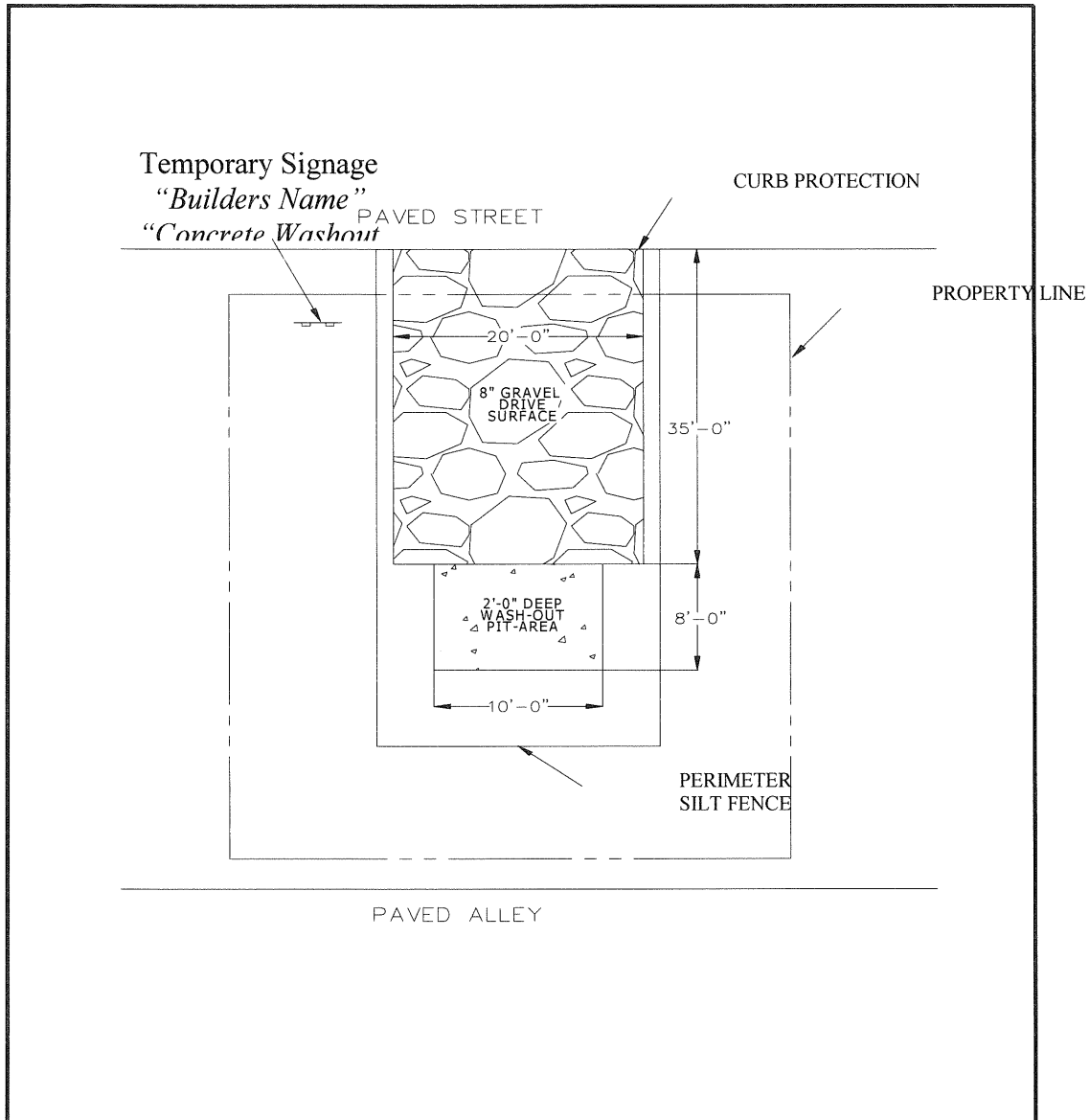
**BUILDING FINAL / CERTIFICATE OF OCCUPANCY** – The Building Final to obtain a Certificate of Occupancy (CO) requires all permit-related paperwork be included in the Permit Packet. This includes final grade survey, Engineer's final acceptance (approval) letter for foundation & framing inspection, 3<sup>rd</sup> party rater form with final approval for Energy Star / green building, foundation maintenance letter signed by homeowner

(or executed by the Builder and notarized), thermal by-pass checklist, backflow assembly test report, along with the right-of-way inspection results.

All outstanding fees are paid to "City of Frisco"  
Clean street(s) / sidewalk(s) / alley(s)  
Lot drainage survey / positive from foundation R401.3  
Trees installed per approved list  
Expose gutter pop-up drains at grade level  
Seal penetration brick R703.1  
HVAC units properly start-up & work M1401.1  
Plumbing / exhaust vents painted P2608.2  
Landscape / erosion control Ordinance 89-04-02  
Front / rear entry lights working E3803.3  
Range downdraft exhaust complete M1503.1  
3-way switch at stairway lighting E3803.3  
Caulk brick expansion joints per Engineer requirements  
Safety glass at hazardous locations R308.4  
Stairway handrail / guardrail to code E311.5.6  
Blown insulation certificate at attic N1101.4  
Weep holes at brick ledge and window lintels R703.7.6  
Attic appliances accessible M1305.1.3  
Closet light clearance from shelves to code R311.5.6  
Final grade 4 inches below brick R404.1.6  
Garage overhead door & safety sensor operable  
Microwave exhaust vent complete M1502.1, M1503.1  
AFCI receptacles in bedrooms are operable E3802.12  
Exterior / garage / attic doors weather-stripped R703.1  
Self-closing door from house to garage R309.1 (amended)  
Exit doors openable from inside without key(s) R311.4.4  
Gas meter installed / gas appliances operable M109.1.6  
Gutters installed / downspouts extended 5' from slab R401.3  
GFCI receptacles operable and at all required locations E3802  
Address numbers (contrast color) installed at front & rear R321.1  
Rain / freeze sensor(s) for irrigation system installed Ordinance 01-05-39  
Smoke detectors & carbon monoxide detectors installed R313.1, R313.3  
Condenser pads are level & raised 3 inches minimum above adjacent grade M1305.1.4.1

Updated August 01, 2013 Supersedes November 08, 2012  
Frisco2\Building Inspections Support\FORMS\Building\Documents in Progress 08-2012  
2012ResidentialInspectionChecklistandGuide080113.doc

## BUILDERS DESIGNATED SUBDIVISION WASH-OUT PIT



1. Necessary compliance with EPA requirements will require each builder to direct transit ready-mix concrete trucks to a designated wash out area.
2. This area will be on a centrally located lot that is owned, maintained, and returned back to building pad state at the near completion of a subdivision built out.
3. Waste concrete from the site of the washout pit will require legal disposal.
4. It is the building contractor's responsibility to direct the concrete truck drivers to the designated wash out area for his subdivision.
5. Street, alleyway or vacant lot washout is strictly prohibited.

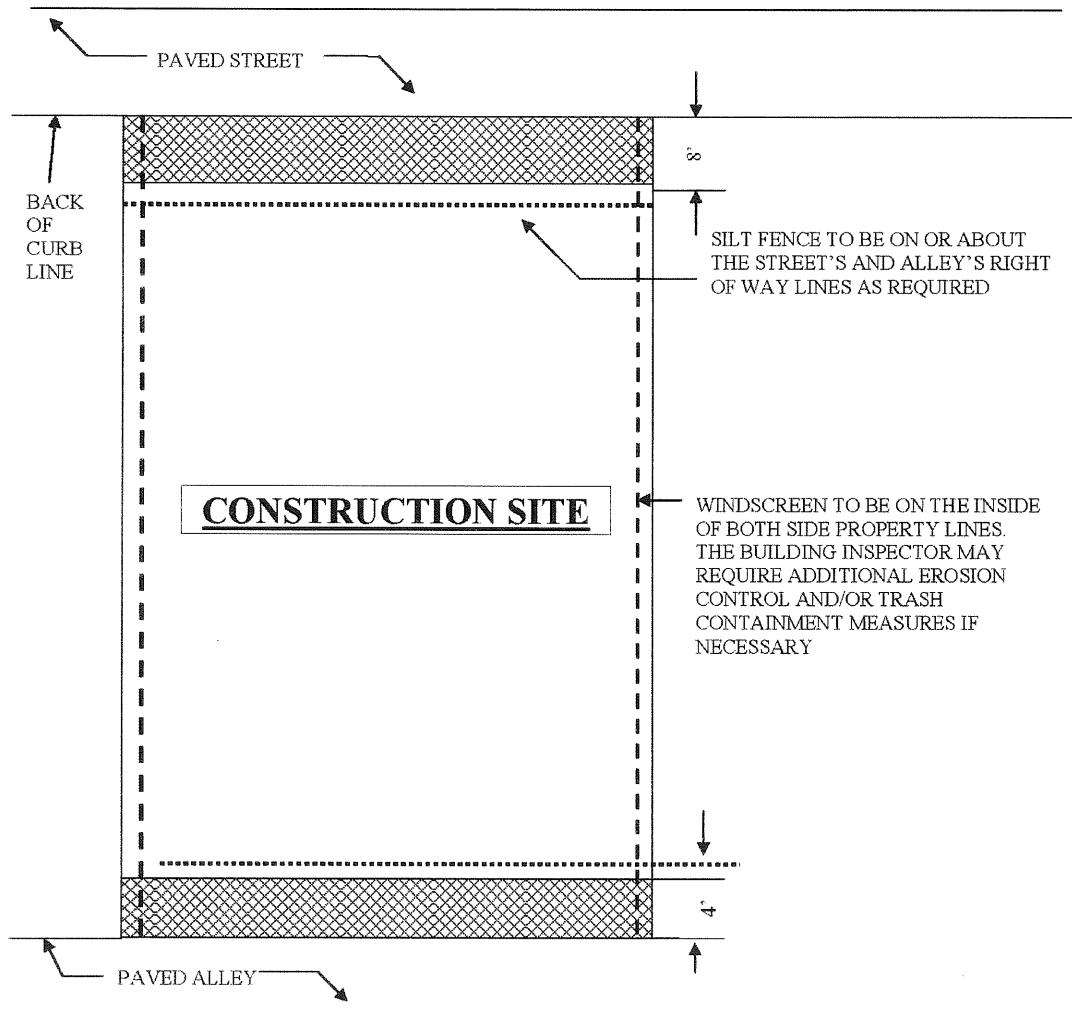




## DEVELOPMENT SERVICES

## CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER  
6101 FRISCO SQUARE BLVD 3RD FLOOR  
FRISCO, TEXAS 75034  
TEL 972.292.5300 FAX 972.292.5388  
WWW.FRISCOTEXAS.GOV



### LEGEND:



CURLEX OR EQUAL GROUND COVER



4' HIGH WINDSCREEN FENCE



2' HIGH SILT FENCE (WHERE REQUIRED BY SLOPE CONDITIONS)

**NOTE:** AREAS COVERED WITH CURLEX MUST BE CLEAR OF OBSTRUCTION AND CONSTRUCTION MATERIALS AT ALL TIMES AND CONSTANTLY MAINTAINED IN GOOD CLEAR ORDER FOR THE ENTIRE DURATION OF CONSTRUCTION ON THE LOT.

Last Revision 3/9/07